

***RESOLUTION NO.: Z-2--2018-19***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

***MAJORITY***

1           The Town Board of Grand Chute has adopted a comprehensive Zoning Ordinance  
2           separate from that of Outagamie County. Section 60.2 (3) of the Wisconsin State Statutes  
3           require that all zoning amendments made by the Town of Grand Chute be approved by  
4           Outagamie County before they are effective. The Outagamie County Planning  
5           Department Rezoning Review Board recommends approval.  
6

7           NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning  
8           and Land Conservation Committee recommend adoption of the following resolution.

9           BE IT RESOLVED, that the Outagamie County Board of Supervisors does recommend approval  
10          of the proposed rezoning request for the Town of Grand Chute. The proposed rezoning for parcels 10-1-  
11          0830-00, 10-1-0830-01, 10-1-0831-00, 10-1-0850-02, 10-1-0850-04, 10-1-0850-05, 10-1-0854-00, 10-1-  
12          0857-00, and 10-1-0861-00; totaling 73.44 acres is from a General Agriculture District (AGD),  
13          Residential Multi-Family District (RMF), and the Industrial District (IND) to the Planned Development  
14          District (PDD). These parcels are located at the north side of CTH GV (Greenville Drive) and east of  
15          McCarthy Road in the Town of Grand Chute, Outagamie, WI, as depicted on the attached review and  
16          map, which by reference is made a part hereof, and

17          BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a  
18          certified copy of this resolution to the Outagamie County Zoning Administrator and the Clerk of the  
19          Town of Grand Chute.

20          Dated this \_\_\_\_ day of April, 2018.

Respectfully Submitted,  
AGRICULTURE, EXTENSION  
EDUCATION, ZONING & LAND  
CONSERVATION COMMITTEE

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Daniel Rettler

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Keith Suprise

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Daniel Melchert

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Debra VanderHeiden

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BJ O'Connor-Schevers

Duly and officially adopted by the County Board on: \_\_\_\_\_

Signed: \_\_\_\_\_  
Board Chairperson

\_\_\_\_\_  
County Clerk

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

Signed: \_\_\_\_\_  
County Executive



Department of Development and Land Services  
Planning & Zoning | GIS & Land Information  
320 S. Walnut St | Appleton, WI 54911  
Administration Building, 3rd Floor  
Phone: 920-832-5255 | Fax: 920-920-832-4770  
www.outagamie.org

TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee  
FROM: David Johnson, Principal Planner  
DATE: March 28, 2018  
RE: **Z-11-18; Rezoning Review & Recommendation**

**Background & Analysis:**

*Applicant:* Town of Grand Chute  
*Request:* *Rezoning From: AGD (General Agriculture District), RMF (Multifamily Residential District), IND (Industrial District)*  
*To: PDD (Planned Development District)*  
*Location:* Town of Grand Chute  
*Parcel:* 101083000, 101083001, 101083100, 101085002, 101085004, 101085005, 101085400, 101085700, and 101086100.  
*Public Hearing:* February 22, 2018 Grand Chute Town Hall

This proposal is requesting to rezone nine parcels that totals 73.44 acres located along the north side of CTH GV (Greenville Drive) and east of McCarthy Road in the Town of Grand Chute. (see attached map). The requested change is from a **General Agriculture District (AGD), Residential Multi-family District (RMF), and the Industrial District (IND) to Planned Development District (PDD)**.

This site has access to public facilities for sewer and water to serve this location. The neighboring zoning in the immediate area is a mix of mostly commercial, industrial, agriculture, and some residential. The Town Comprehensive Plan shows this area being part of an urban neighborhood. The County Comprehensive Plan has this area identified as a of mix commercial, industrial, agriculture, and residential.

There are no mapped DNR Wetlands, FEMA Floodplain, or navigable streams at this site. However, there are portions of the site covered with hydric soils which are wetland indicators. Any new development may require a wetland delineation on the site. Additionally, there are no known cultural, ecological, historical or other restrictions present. This location is not in the Appleton Airport Zoning Overlay District but is in the height limit area.

The Town Plan Commission held a public hearing on February 22, 2018 and recommended to approve the proposed rezoning. The Town Board reviewed this same proposal on March 6, 2018 and also recommended for approval to rezone said properties.

The Town of Grand Chute has adopted General Town; thus the County is not statutorily obligated to document consistency with the County Comprehensive Plan, pursuant to Sec. 66.1001(3). However, we do concur that this proposed rezoning is compatible with the Town Comprehensive Plan and compatible with the following goals and objectives found with in the County Comprehensive Plan:

- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
- Promote a positive, growth oriented, entrepreneurially supportive image to attract new businesses and create additional employment.
- Encourage a development pattern that is efficient and utilizes public facilities where feasible.

The County will incorporate these land use changes into a future revision of the County Comprehensive Plan Future Land Use Map.

**Planning Staff Recommendation**

Based on our review of this proposed rezoning, **COUNTY PLANNING STAFF RECOMMENDS APPROVAL OF THE PLANNED DEVELOPMENT DISTRICT, AS REQUESTED.** The existing commercial and industrial zoning of the area makes this proposed rezone an appropriate fit for the area. Any proposed development requesting direct vehicular access to CTH GV will need to coordinate with the County Highway Department as CTH GV is an access controlled highway.

# Z-11-18 Grand Chute

